

DESIGN & ACCESS STATEMENT

RE: 14a CALTHORPE ST LONDON WC1X – ALTERATIONS & ADDITIONS

THE DESIGN PROCESS

The development site is within a conservation area and is a grade II listed building. It has a small rear garden/courtyard contained within high retaining walls. The aim of the proposal is to provide a more practical internal arrangement and provide an additional sunroom and extended courtyard. Neighbours have been consulted regarding the proposals and been shown drawings. The aim is to keep the external development below general ground.

AMOUNT

The amount of the development was kept to a minimum so as not to unduly impact on the adjoining properties.

USE

The extension will be for use of a single family and will allow them to have a more practical living arrangement and make better use of the garden

LAYOUT

The general internal layout will be maintained.

SCALE

The proposed extension is approx 7m² in area, 16m³ in volume. It is one level.

APPEARANCE

The aim of the design for the extension was to use a simple glass and wood construction

LANDSCAPING

There would be an enlarged courtyard area, which would be paved in York flagstone or similar with small edge garden beds.

ACCESS

There is no change to the current access arrangements.

17 November 2010